

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 8946 2118 Wyoming Avenue, N. W., Inc. Appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on October 17, 1966.

EFFECTIVE DATE OF ORDER - April 28, 1967

ORDERED:

That the appeal for permission to establish a chancery for the Government of Iceland at 2022 Connecticut Avenue, N. W., lot 303, Square 2528, be granted conditionally.

FINDINGS OF FACT:

(1) The subject property is located in an R-5-C District which permits chanceries upon approval by the Board of Zoning Adjustment.

(2) The property is improved with a four-story brick row-house having not more than 4,000 square feet of floor area.

(3) Appellant proposes to temporarily establish a chancery for the government of Iceland in the subject property, the proposed permanent location to be in the building being constructed at 2118 Wyoming Avenue. The latter property is, in fact, on the same lot at 2022 Connecticut Avenue, and will, when constructed, have as its address 2022 Connecticut Avenue. When the proposed building is constructed, the present building will be razed and the 20' by 50' area will become the entrance to the chancery.

(5) With the approval of the Board the appeal was amended to include a request for permission to permanently locate the chancery on the first floor of the Kalorama House which is being constructed elsewhere on the same parcel and will have the Connecticut Avenue address.

(6) Parking spaces will be in excess of the requirements of the Zoning Regulations after construction of the new building.

(7) There was no opposition to the appeal, either in writing or by personal appearance at the public hearing.

OPINION:

It is the opinion of the Board that this application bears an intimate relationship to case No. 8766 which justified the location of Kalorama House, a ten (10)-story condominium on the basis that it had uninterrupted access to Connecticut Avenue through lot 303, Square 2528.

The Board require that a covenant be furnished the Board permanently attaching lot 303, Square 2528, to the property fronting on Wyoming Avenue and that the existing building be razed and the land remain as open space except for such walks and landscape treatment necessary to provide an

attractive entrance to the Kalorama House. The Board further conditioned its approval by requiring that no occupancy permit be issued for other than the first story of the new building until all conditions imposed by the Board have been complied with.

Insofar as the record and Order in Appeal No. 8766 pertain to this case, they are made a part of this record.

We are satisfied that due public notice has been given to all interested persons and that such notice was not inconsistent with the amendment added at the public hearing to provide for a permanent chancery at the same address.

We are also satisfied that the appellant has met the minimum requirements for establishment of a chancery according to Public Law 88-659 dated October 13, 1964, the "Chancery Act."

Therefore, subject to the conditions noted above and in Appeal No. 8766 which is incorporated herein, the request is granted.

In granting this appeal the Board also amends its Order in Appeal No. 8766 to permit construction of the new building subject to the covenant required in this Order.